



United States
Environmental Protection
Agency

Office of Public Affairs
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INTERNATIONAL HARVESTER and DUTCHBOY SITES

Chicago, Illinois

January 1996

Public Meeting:

A public meeting will be held by staff at the U.S. EPA and City of Chicago to discuss and share information regarding environmental conditions at the two sites.

February 3, 1996
10:00 a.m. - 12:00 p.m.

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Chicago, Illinois

For more information
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International Harvester Site Background

The International Harvester (IH) site covers about 21 acres and was formerly operated as a heavy machine industrial manufacturing facility from 1903 through 1983. It is on the south side of 120th Street in the 1000 west block in the City of Chicago. The nearest residence to the Site is about 150 feet to the south, and about 2,700 persons live within one-quarter mile of site. It is surrounded by a six-foot-high chain-link fence, although accessible at several locations along the fence by foot or vehicle.

Over the years numerous structures were used prior to their demolition in 1983. The company's major manufacturing operations included metal forging, punching, heat treating, and machining as well as painting, woodworking, and on-site power generation. The highest standing and most prominent structure still upon the Site is the formerly used 80-foot smokestack. About 10-15 feet of refuse and debris from razed structures remains deposited within and through the site.

Current Environmental Conditions

The primary wastes remaining on the Site include insulation materials containing asbestos and polynuclear aromatic hydrocarbons (PAHs). PAHs are common by-products of oily wastes. Other materials deposited included demolition and construction debris. Other contaminants may be found subsurface once additional testing takes place.

Site Activities - EPA Involvement

In August 1988, the Illinois Environmental Protection Agency (IEPA) conducted a screening site inspection (SSI) and found low levels of polyaromatic hydrocarbons (PAHs) and asbestos.

U.S. EPA conducted sampling in June 1991, August 1993, and January 1995. The results showed:

- Only 1 of 4 samples taken showed the presence of asbestos, which was 40% non-friable; no asbestos was detected in the other 3 samples. Non-friable asbestos does not readily release asbestos fibers and is considered less of an immediate concern than friable asbestos. Visual inspection at the time estimated a total asbestos volume of 20-30 cubic yards.
- Results of the 3 water samples taken indicated low levels of two volatile organics and no significant levels of metals.
- The soil sample taken indicated PAHs at a concentration of 1128 ppm.
- The August 1993 EPA report indicated areas of PAH contamination and asbestos. It also recommended further investigation to determine any additional contamination.
- EPA sampling in January 1995 indicated there was no off-site migration of contamination from the IH site.
- There are no adequate site access controls at the site. The site presents physical hazards such as open manholes and other slip/fall dangers.

Dutchboy Site Background

The Dutchboy (DB) site is an abandoned and unfenced area that abuts the east side of the IH site at 12042 South Peoria Street. Industrial and warehouse buildings border the property to the north and south. The site is a former lead and lead-based paint manufacturing facility, which operated from 1894 to 1980.

The sole remaining structure on site, the three-story mill building was partially demolished in 1983, leaving a concrete and steel skeleton that is still present on the site. Demolition activities conducted by a private firm were terminated in 1986, when the Illinois Department of Health, the IEPA and the City of Chicago found lead and asbestos dust created by demolition activities posed an imminent danger to the community.

Site Activities

The Illinois Environmental Protection Agency (IEPA) conducted emergency removal activities at the Dutchboy site in 1986 and 1987. Consultants for NL Industries, former owners of the site, working with IEPA then conducted investigations at the site and determined that residual lead contamination still existed at the site. In 1991, the City of Chicago brought suit against NL Industries and ARTRA Group, former owners and operators of the facility, to conduct further cleanup. That suit is presently in the Illinois Circuit Court.

U.S. EPA issued a report in 1993 that the site presented no risks. However, on the basis of new information received from the City of Chicago, further sampling was conducted in 1995 by U.S. EPA. An August 1995 report summarized the results of this sampling indicating that of six soil samples taken on the Dutchboy property, four showed high levels of lead above acceptable limits. Additionally, asbestos was found on the east side of the property.

Demolition Plans and Sampling

EPA believes that the City's plans for demolition will protect human health and the environment. The following City actions will ensure that the demolitions will be safe:

Community Safety

- the local community will be informed of the exact time of demolition;
- demolitions should only take four weeks at the IH site and six weeks at the Dutch Boy site;
- the street and work area will be roped off;
- demolition will likely occur during school and work hours when community members are not outside;

- if particulate releases appear to be visible and significant or if particulate releases exceed action levels indicated on monitors during demolition, the City will stop work to prevent unacceptable particulate releases;

Worker Safety

- the demolition workers will wear protective equipment if necessary;

Demolition Activities

- wetting will be conducted if it is not likely to freeze and if dusts appear to be significant;
- demolition will be done in a piecemeal fashion, from top down so that releases of particulates will be limited;
- wind direction will be monitored to guide demolition activities; and
- concrete pads which will help prevent dust releases surround the stack and building.

Demolition Activities at International Harvester

- No hazardous substances were found within the stack or in the work areas immediately surrounding the stack which is planned to be demolished. To ensure safety from the asbestos found on the east side of the property, a U.S. EPA air program expert and the City conducted a site inspection in January 1996 and confirmed that no surface asbestos exists in the demolition work area on the west side of the property.

Demolition Activities at Dutchboy

Asbestos within the second floor of the building will be removed/abated in a proper manner by the contractor prior to demolition, as required in the specifications. Lead, which exists at elevated levels in soils directly next to the east side of the building and in some soils directly next to the north side of the building, will be covered by the contractor using 1/2" to 1"-thick metal sheeting to ensure lead-contaminated soils will not spread during demolition. Also, the City will limit demolition staging to the north side concrete pad areas.

The City will conduct air monitoring for particulates and perimeter sampling during demolition. For the perimeter sampling, one upwind and three downwind sample locations will be provided. To indicate wind direction, a meteorological station will be utilized.

To ensure the safety of the residents and schoolchildren during demolition, if the wind blows towards the west and towards the residences or school, the City and the contractor will stop demolition activities. If the sampling indicates any unacceptable releases of particulates, the City and the contractor will stop demolition activities and remedy the dust release problem.

Future Actions

U.S. EPA is working with the City of Chicago to ensure that the demolition is safe. U.S. EPA is also involved with the future cleanup of both the IH and Dutchboy sites. At the IH site, EPA is presently seeking agreement from Navistar, the former owner and operator of the site, and Better Living Foundation, the present owner of the site, to clean up the contamination which has been found and to conduct such further investigations and cleanup of the site as is necessary to address any remaining contamination. At the Dutchboy site, EPA has notified the present owner and the past owners and operators of the site of their responsibility for cleanup. If these parties will not agree to address the remaining lead contamination at the site, EPA will consider further enforcement action.